



**SAINT  
LOUIS  
COUNTY**  
MINNESOTA

## Land & Minerals Department Tax Forfeited Property Report

About Report: Property information is collected from multiple databases and departments in St. Louis County. Data is updated regularly, but may not include pending or recently entered changes.

Government Services Center  
320 West Second Street, Duluth, MN 55802  
218-726-2606  
[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)  
[Disclaimer](#)

**Contract #:** C22140236

**Tract #:** 88

**Parcel Code(s):** 520-0130-01520,01530

**Physical Address or Location:**

west side of 5th Ave. S., south of the ditch

**Legal Description (s):**

LOTS 542 AND 543, HOMECROFT PARK TOWN OF RICE LAKE



**Approximate Acres:** 2.29999  
995

**Zoning:** Residential

**Comments:**

This irregularly shaped tract includes about 450 feet of frontage on the west side of 5th Ave. S. The northern border is a drainage ditch which flows southwest into Tischer Creek, which is a protected waterway and designated trout stream, with a conservation easement affecting lot 543. The easement is 75 feet in width, lying southerly of the centerline of the stream, to permit development of fish habitat and to permit public angling. Homecroft Elementary School (K-5) and the Ridgeview Golf Club are nearby. These parcels are zoned Rural Res-2 (Residential), which requires a minimum lot width and frontage of 100 feet and 1 acre of total lot area to meet zoning standards. There is a driveway apron into lot 543 located approximately 130 feet south of where the ditch crosses the avenue. Check with the Town of Rice Lake for any pending or future assessments that may be reinstated. Recording fee \$46.00. T#658279

**Driving Directions:**

From the intersection of Kenwood Ave. and Arrowhead Rd. in the Kenwood neighborhood of Duluth, travel north on CSAH #34 (Howard Gnesen Rd.) approximately 2 miles. Turn east (right) on Ridgeview Rd., travel about 650 feet and turn north (left), and the road becomes 5th Ave. S. Traveling north, the subject parcels are on the west (left) side of the road and south of the ditch.

Land	\$13,340.00
Improvements	\$0.00
Assessments	\$0.00
Timber	\$100.00
Grand Total	\$13,440.00

Future Assessments	\$0.00
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**Recorded Documents: (NOTE: This is not a complete list of recorded documents)**